

031.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

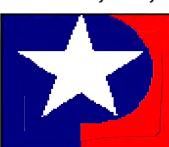
Total Card / Total Parcel

USE VALUE:

1,041,900 / 1,041,900

ASSESSED:

1,041,900 / 1,041,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-18		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PAWLAK ROBERT/KATHERINE

Owner 2: TRS PAWLAK TRUST

Owner 3:

Street 1: 12 VINSON CIRCLE

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry Own Occ: Y

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: PAWLAK ROBERT A -

Owner 2: PAWLAK KATHERINE G -

Street 1: 17 HUTCHINSON ROAD

Twn/City: WINCHESTER

St/Prov: MA Cntry

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2628 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4701		Sq. Ft.	Site		0	80.	1.19	1									448,825						448,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4701.000		588,400		4,700		448,800		1,041,900							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	3/4 Bath:	Rating:																																																																																																															
(Liv) Units: 2	Total: 2	A 3QBth:	Rating:																																																																																																															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:																																																																																																															
Prime Wall: 4 - Vinyl	Sec Wall:	A HBth:	Rating:																																																																																																															
		OthrFix:	Rating:																																																																																																															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES		1st Res Grid Desc: Line 1 # Units 1																																																																																																														
Color: YELLOW		Kits: 2	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																		
View / Desir:		A Kits:	Rating:	Other																																																																																																														
		Fpl: 2	Rating: Good	Upper																																																																																																														
		WSFlue:	Rating:	Lvl 2																																																																																																														
				Lvl 1																																																																																																														
				Lower																																																																																																														
GENERAL INFORMATION				CONDOS INFORMATION				Totals RMS: 13 BRs: 7 Baths: 3 HB																																																																																																										
Grade: C - Average	Year Blt: 1922	Eff Yr Blt:	Location:																																																																																																															
Alt LUC:	Alt %:		Total Units:																																																																																																															
Jurisdct:	Fact: .		Floor:																																																																																																															
Const Mod:			% Own:																																																																																																															
Lump Sum Adj:			Name:																																																																																																															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Phys Cond: GD - Good 18. %	Functional:					Exterior:	No Unit	RMS	BRS	FL																																																																																																					
				Economic:					Interior:	1	7	4																																																																																																						
				Special:					Additions:	1	6	3																																																																																																						
				Override:					Kitchen:																																																																																																									
			Total: 18.6 %						Baths:																																																																																																									
									Plumbing:																																																																																																									
									Electric:																																																																																																									
									Heating:																																																																																																									
									General:																																																																																																									
				CALC SUMMARY				COMPARABLE SALES																																																																																																										
				Basic \$ / SQ: 180.00	Size Adj.: 1.09948623	Const Adj.: 0.98000199	Adj \$ / SQ: 193.950	Other Features: 150000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																				
											LUC Factor: 1.00	Juris. Factor:		Before Depr: 193.95																																																																																																				
											Adj Total: 722833	Special Features: 0	Val/Su Net: 136.20																																																																																																					
											Depreciation: 134447	Final Total: 588400	Val/Su SzAd 251.88																																																																																																					
											Deprecated Total: 588386																																																																																																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																																										
SPEC FEATURES/YARD ITEMS																																																																																																																		
PARCEL ID 031.0-0002-0017.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1 19X19	A	AV	1922		21.93	T	40	104			4,700		4,700																																																																																																	
More: N				Total Yard Items:				4,700	Total Special Features:								Total:	4,700																																																																																																
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